

## Houston Area Office Space Rents

A wide range of office space is available in Houston at attractive rates.

<b>Average Asking Rental Rates by Class*</b> (Dollars Per Square Foot Per Year) Second Quarter 2021			
Market Area	Total Square Footage (Class A & B)	Class A Average Asking Rental Rates (\$)	Class B Average Asking Rental Rates (\$)
<b>CBD Total</b>	42,654,450	42.92	30.33
<b>Suburban Total</b>	179,167,757	31.55	21.70
<b>Houston Total</b>	221,822,207	34.62	22.65
Allen Parkway (Midtown)	5,324,272	36.48	30.14
Baytown	114,474	--	23.54
Bellaire	2,399,614	29.17	22.23
Conroe	395,806	--	--
East Fort Bend / Sugar Land	5,948,298	35.21	24.46
FM 1960 Corridor	8,598,717	28.35	17.34
Greenway Plaza	10,106,333	35.47	30.74
Gulf Freeway / Pasadena	2,848,937	32.03	21.25
Interstate 10 East	456,480	--	16.86
Katy Freeway	32,453,479	34.38	21.84
Katy Grand Parkway	2,781,738	31.32	29.70
Kingwood / Humble	1,328,054	--	22.27
NASA / Clear Lake	4,450,976	25.44	18.55
North Belt / Greenspoint	11,402,801	19.83	15.60
Northeast Near and Outlier	808,991	--	21.98
Northwest / Outlier	7,819,911	24.65	19.23
Richmond / Fountainview	795,186	--	17.81
San Felipe / Voss	5,116,590	35.50	24.90
South	364,988	--	25.90
South Main / Medical Center	849,964	--	20.02
Southeast	1,204,227	--	16.00
Southwest	7,787,574	17.67	17.21
Southwest Far / Outlier	1,303,050	--	28.82
West Belt	5,761,358	27.05	24.69
West Loop / Galleria	23,818,792	37.22	24.95
Westchase	17,570,431	32.61	22.05
The Woodlands	17,356,716	36.52	32.13
*Note: A rate in which the landlord agrees to pay all expenses which are normally associated with ownership such as utilities, maintenance, insurance and taxes. Rates are subject to negotiation and can be substantially less. Source: Colliers International, Houston Office Market - Second Quarter 2021			